

PLANNING & DEVELOPMENT SERVICES

CITY OF FRISCO, TEXAS



ZONING & DEVELOPMENT REPORT 2007

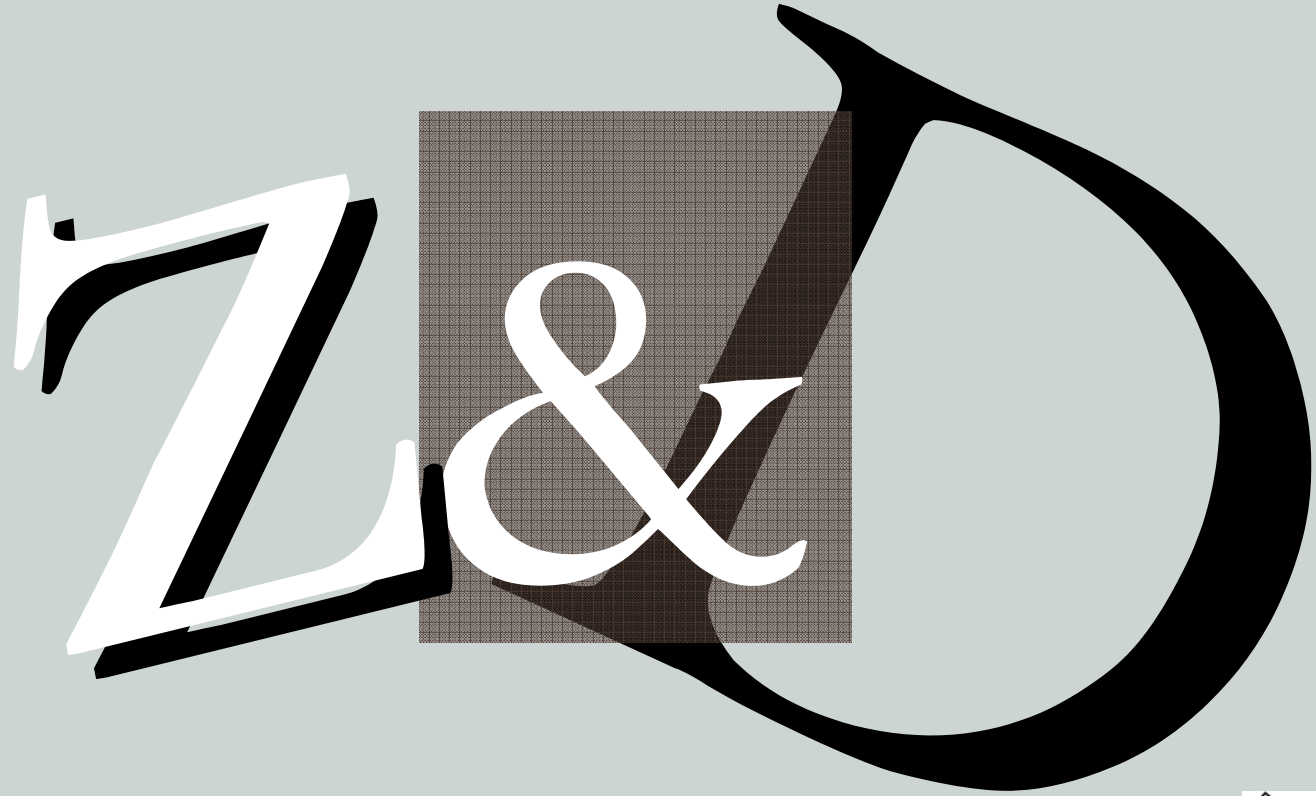


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Purpose

The Zoning & Development Report (Z&D) is an annual publication that presents a summary of zoning and development related activities in the City of Frisco in 2007.

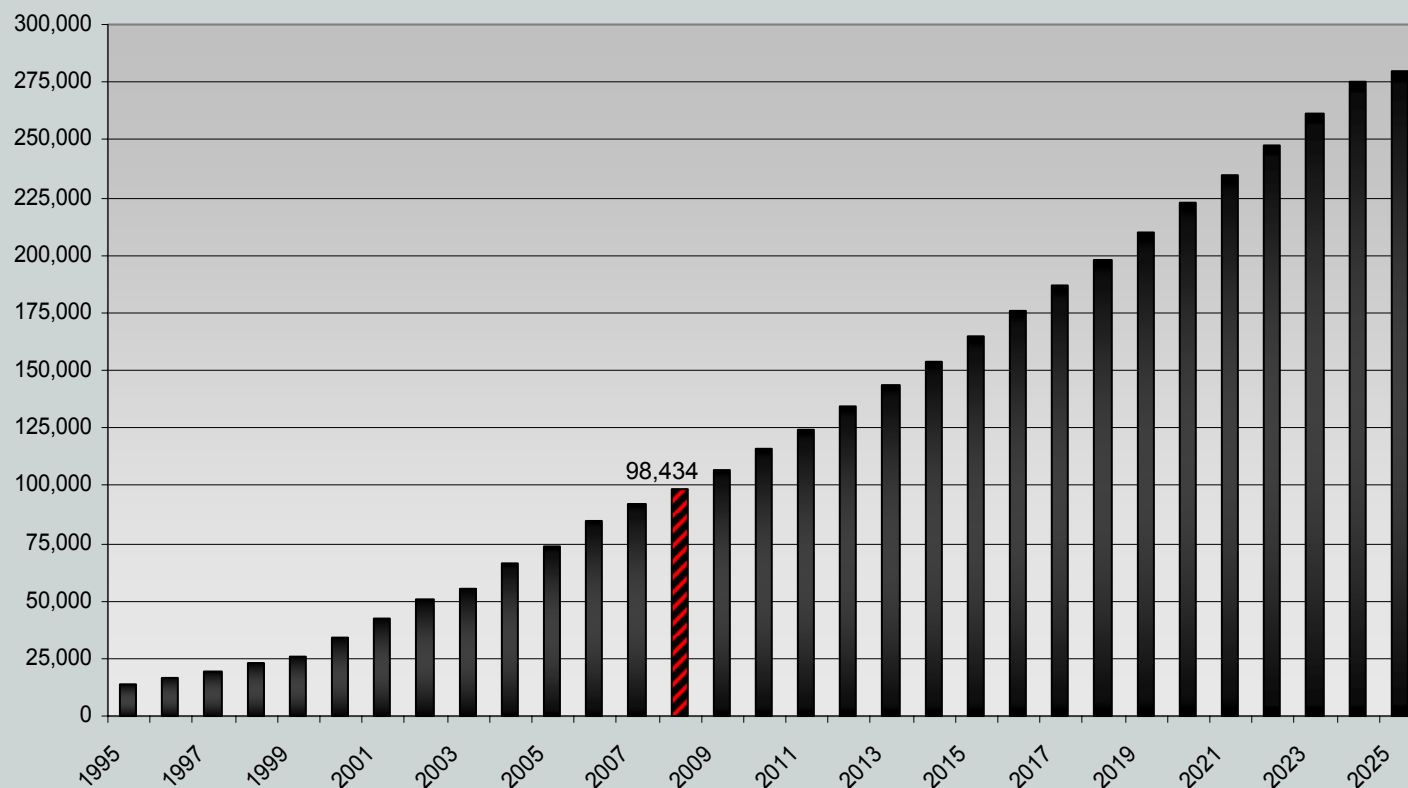
In this report, Planning & Development Services provides information on population growth, development, amendments to the Comprehensive Zoning Ordinance, as well as other changes that occurred in 2007, which affect future development in the City.

The City of Frisco assumes no liability from the use of the information reported herein.

Population

As of January 1, 2008, Frisco's estimated population is 98,434 residents. The City experienced substantial growth in 2007 with approximately 6,334 people moving into Frisco residences within the year. Projections are based on an adjusted January 1 estimate from North Central Texas Council of Governments (NCTCOG) and use a linear population projection that considers an average monthly increment based on certificates of occupancy. City estimates usually vary less than 1% from NCTCOG estimates.

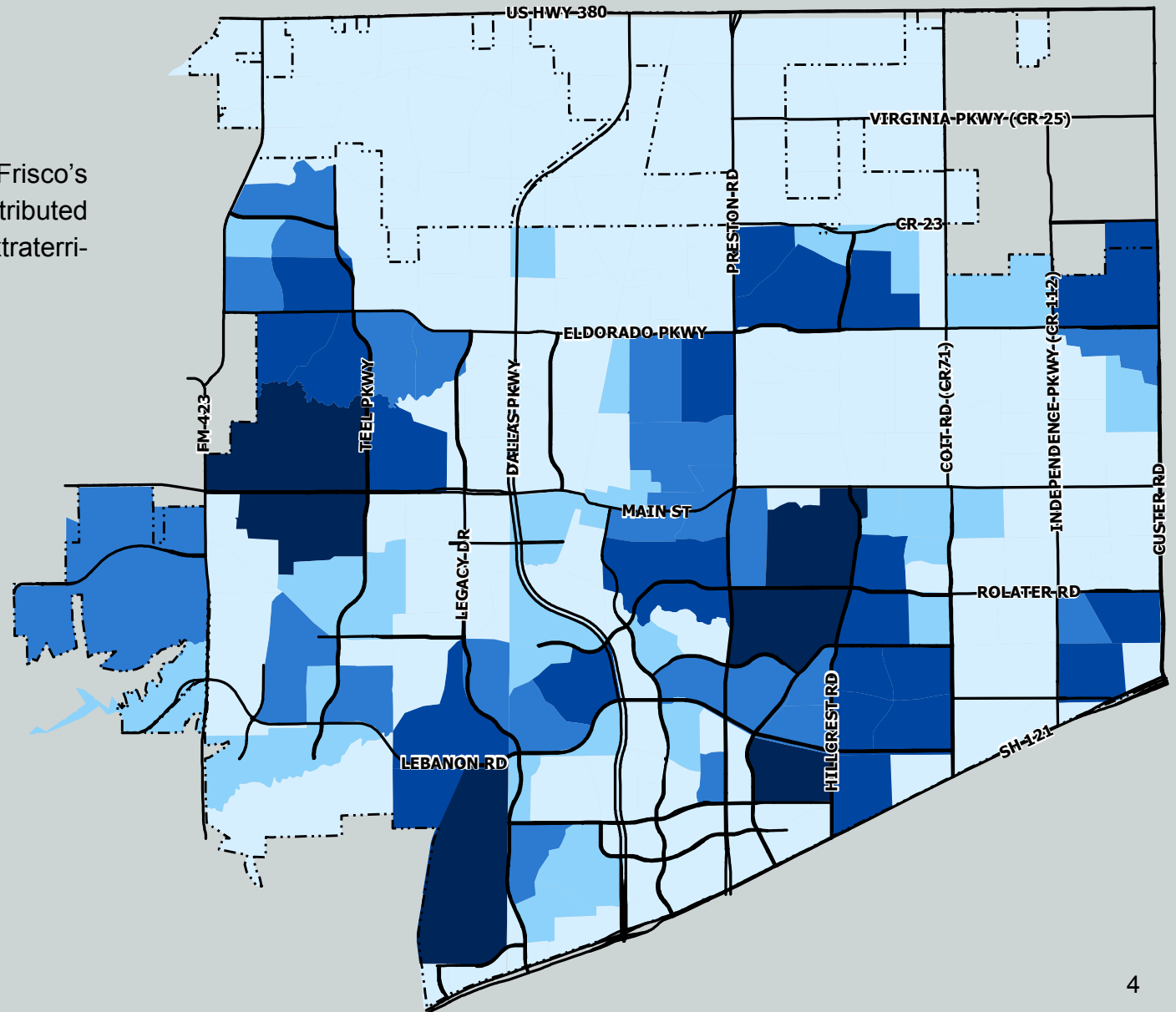
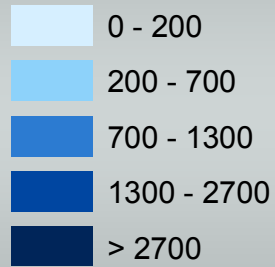
The graph below shows the historic and projected population for the City of Frisco with an estimated build-out population of 280,000, to be reached by the year 2025.



Population Distribution

This map illustrates how Frisco's residential population is distributed throughout the City and its Extraterritorial Jurisdiction (ETJ).

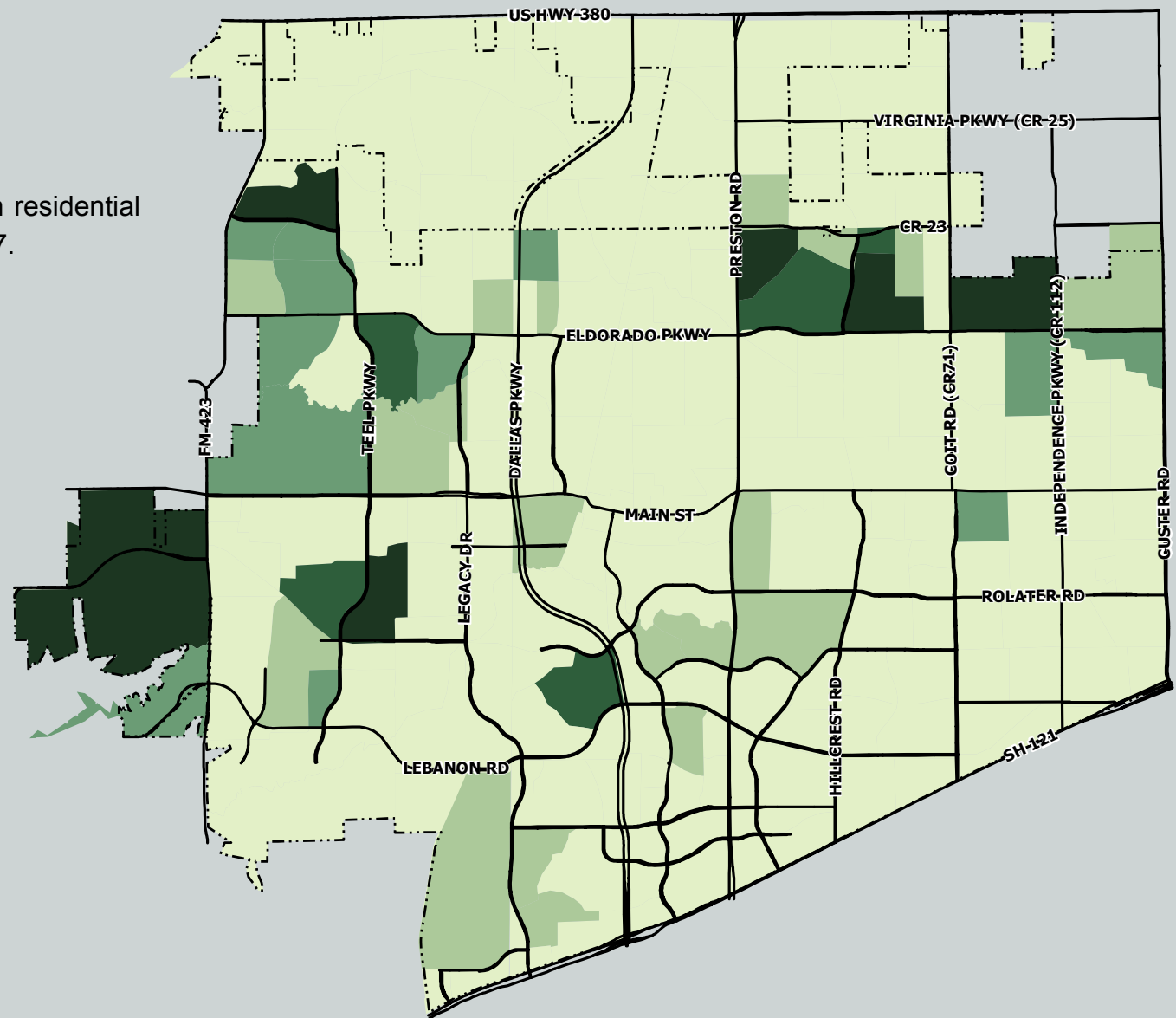
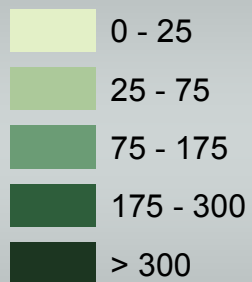
Population Range



Population Growth

This map shows the growth in residential population within the year 2007.

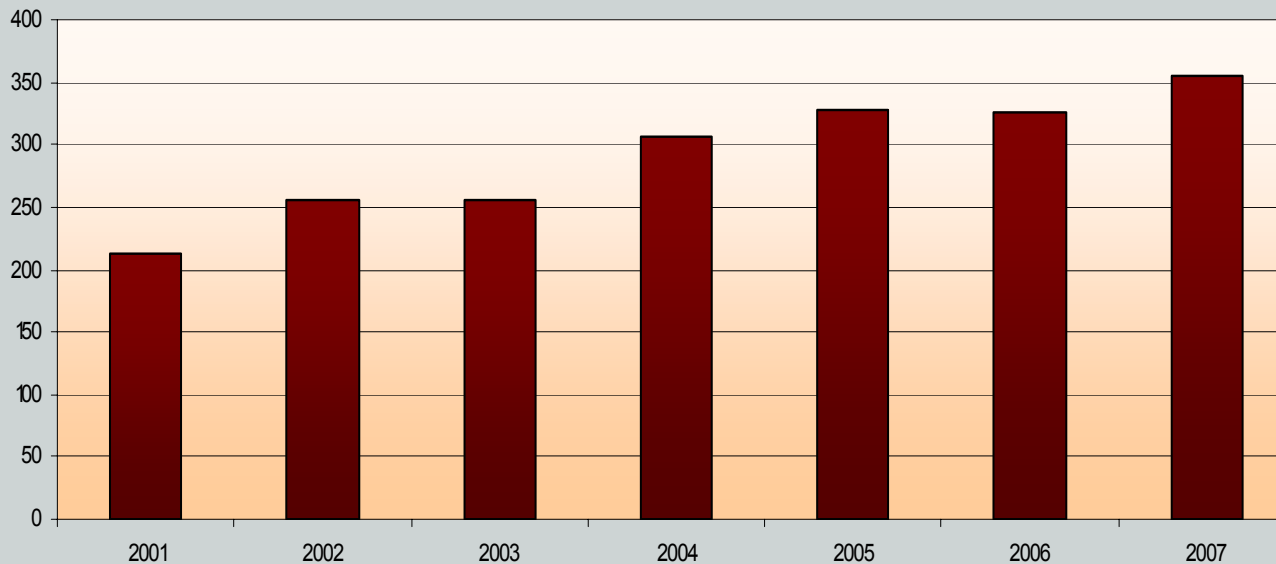
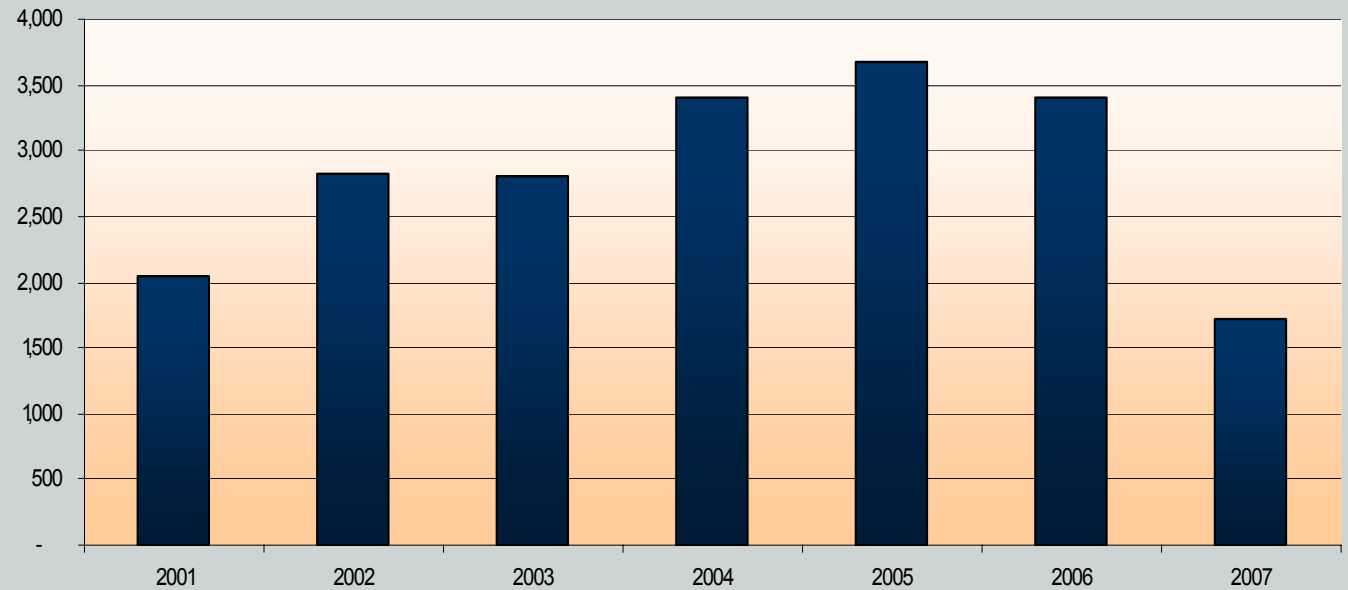
Population Range



Building Permits

Residential

The chart on the right shows the number of single family building-permits issued each year from 2001 through 2007.



Commercial

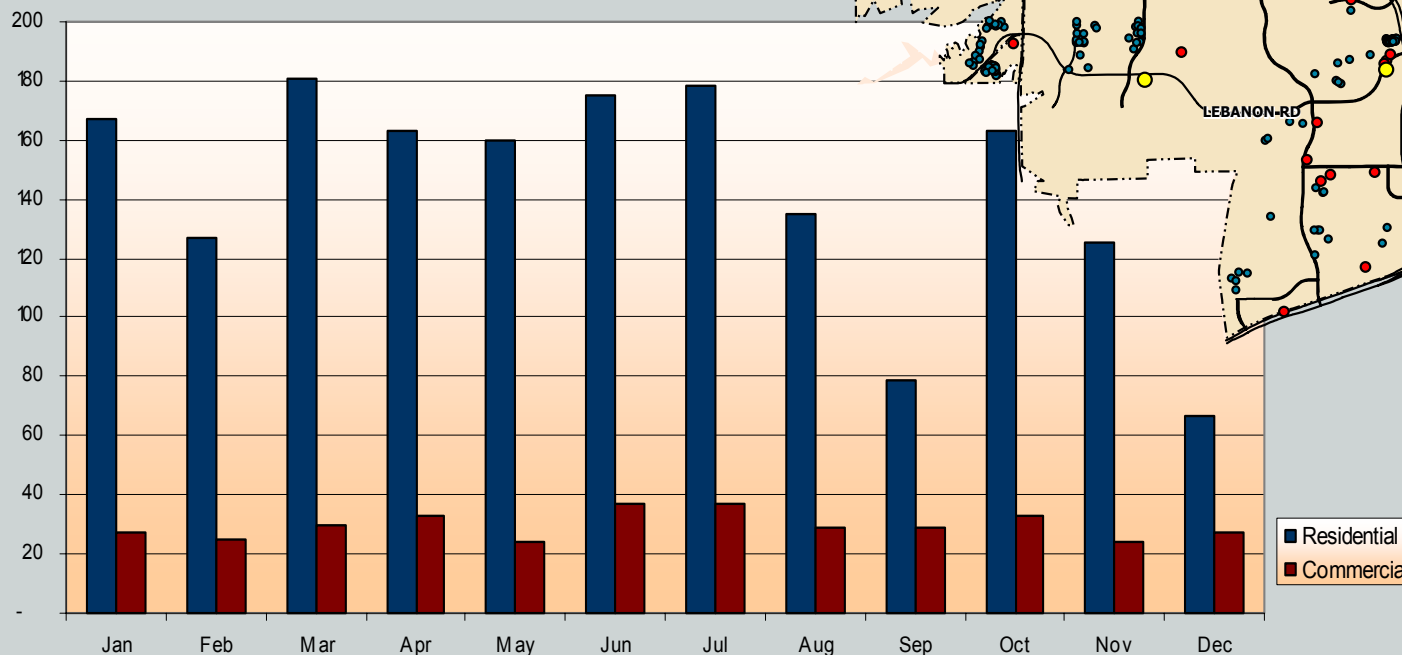
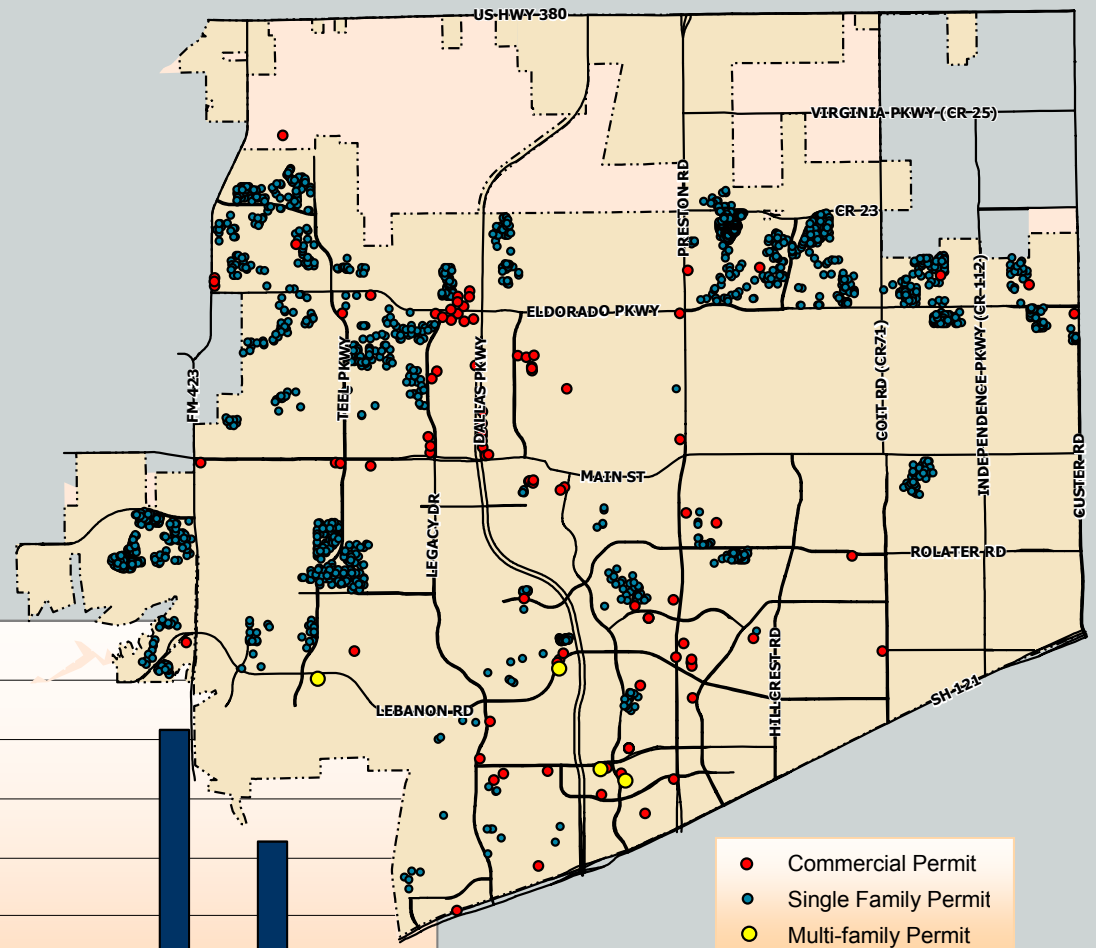
The chart on the left shows the number of commercial permits issued each year from 2001 through 2007. The permits include those for new buildings, shells, additions and interior finish outs.

Permit Distribution

Frisco continued to grow with 1,720 single family building permits issued in 2007. There were 355 commercial permits issued of which 102 were new building permits. There were also four new building permits issued to multi-family developments comprising a total of 1,542 living units.

The map to the right identifies the location of projects to which single family, multi-family and commercial building permits were issued in 2007.

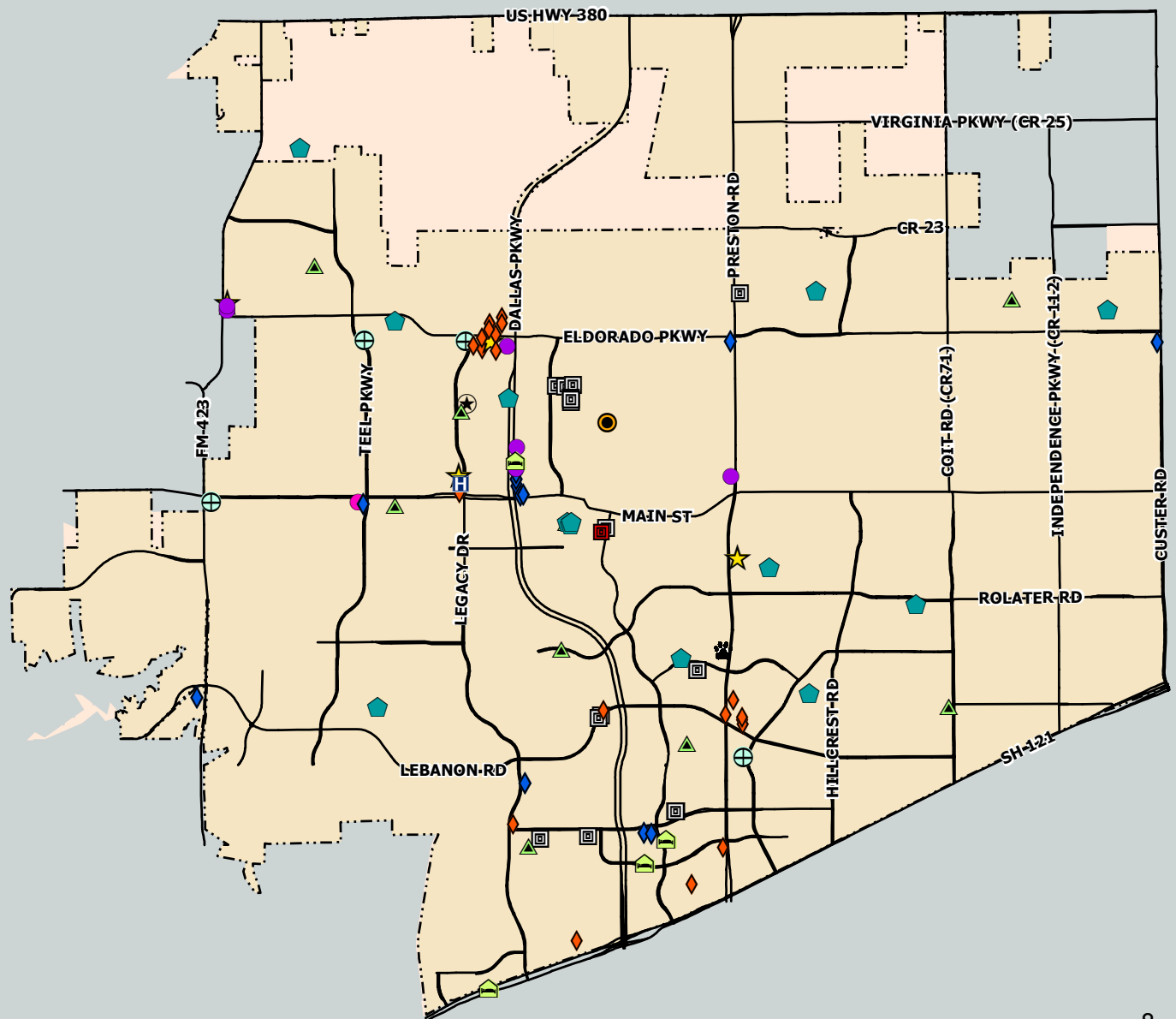
The graph below shows the monthly permit totals for single family and commercial buildings throughout the past year.



Commercial Permit Distribution

This map further classifies the commercial building permits issued in 2007 by use, and identifies their locations.

- ⊕ MEDICAL OFFICE
- 🏥 EMERGENCY CARE
- 🏨 HOTEL
- 🏭 INDUSTRIAL
- 🏢 OFFICE
- 🏠 OFFICE/RESIDENTIAL
- 🍽️ RESTAURANT
- 🍽️ RESTAURANT/SERVICE
- 🏢 PUBLIC
- 💎 RETAIL
- 💎 RETAIL/MIXED USE
- 🌳 SEMI-PUBLIC
- ★ SERVICE
- 👤 ASSISTED LIVING
- 🐾 VETERINARIAN



City Facilities

This map shows the location of City facilities.

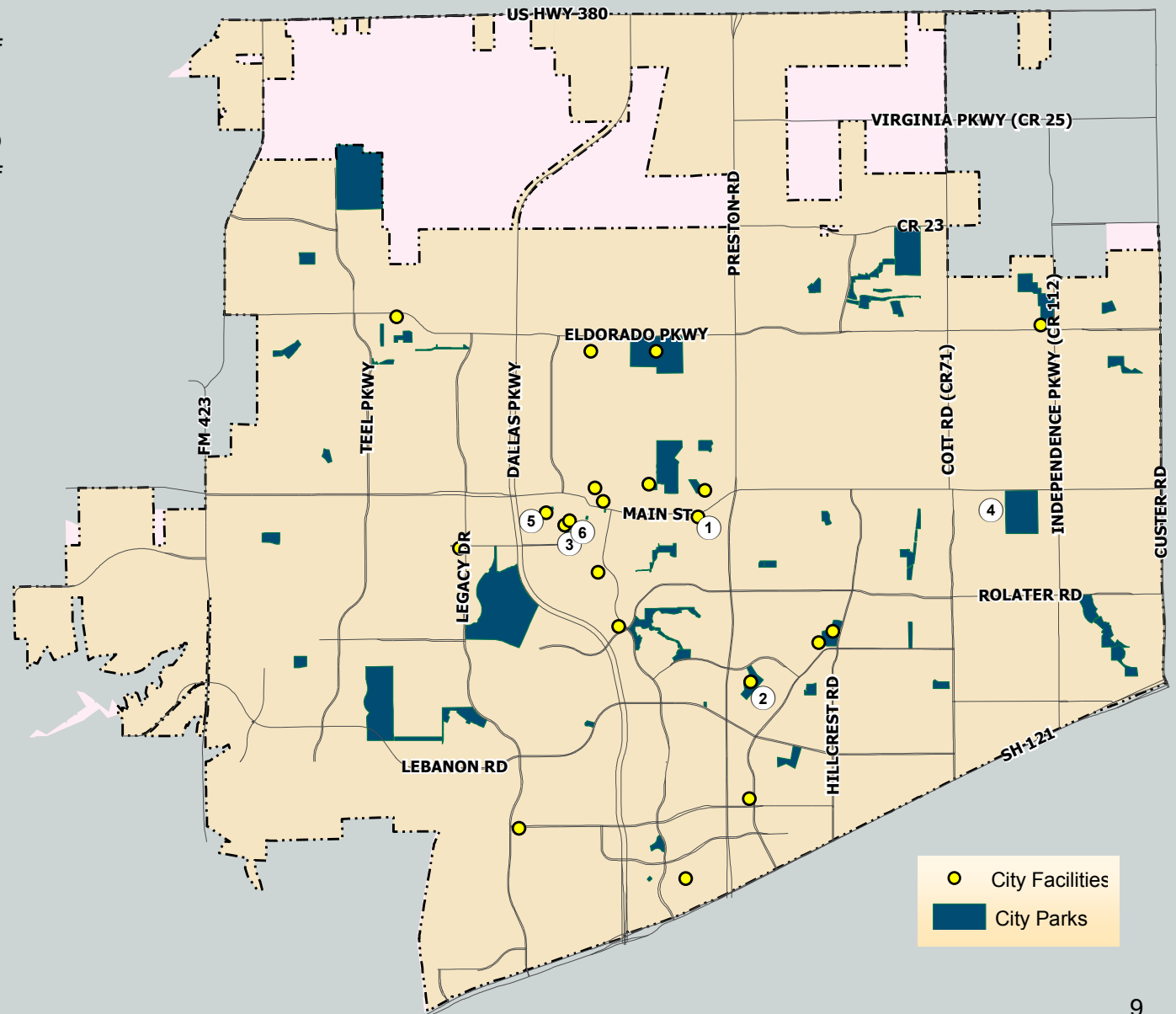
The numbered labels on the map correspond to the following list of City projects :

Opened in 2007:

1. Frisco Fire Safety Town & Frisco Central Fire Station
2. Frisco Athletic Center
3. Senior Center at Frisco Square Phase II
4. Harold Bacchus Community Park
5. City Hall Plaza and Fountain

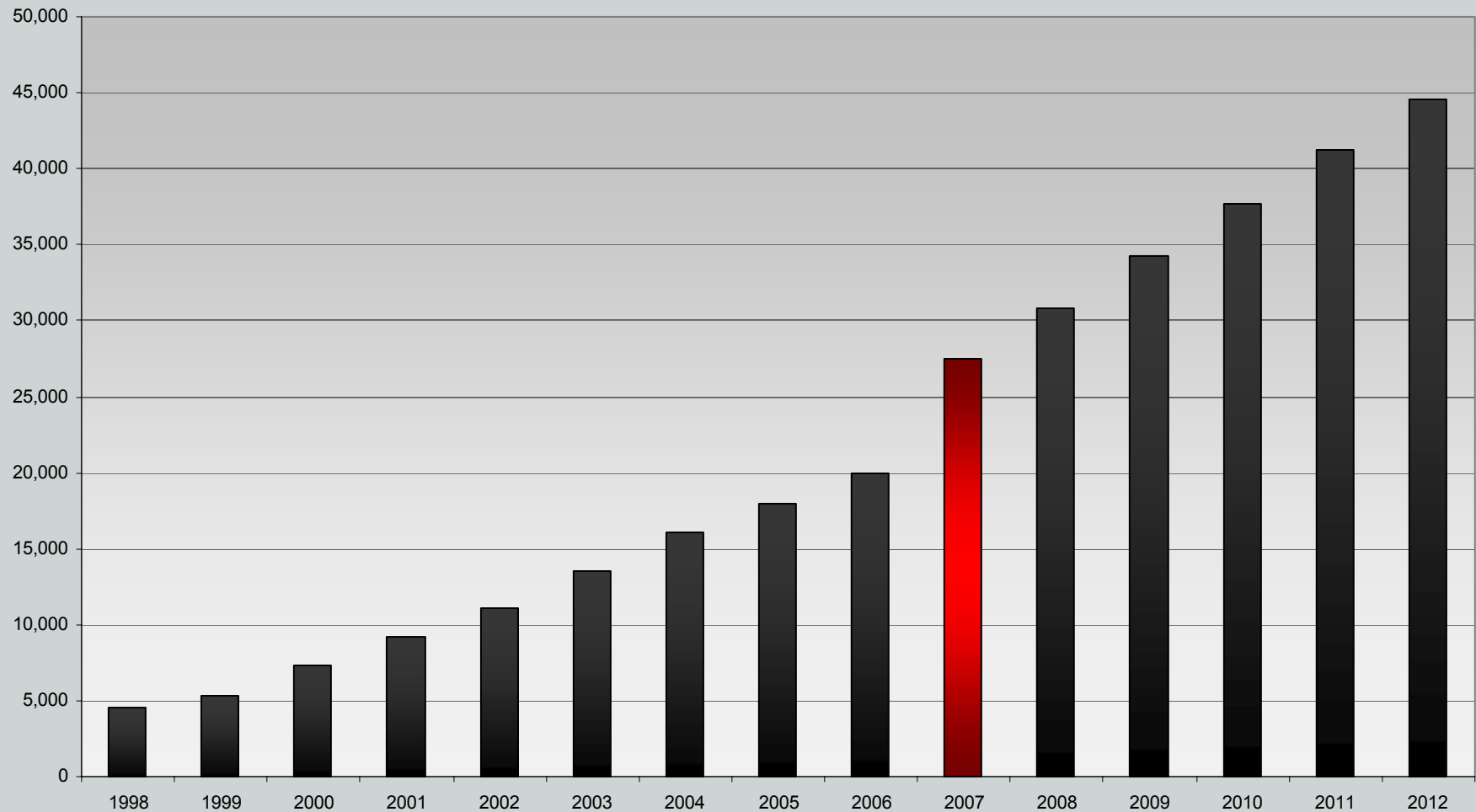
Ground-breaking in 2007:

6. Heritage Center Museum



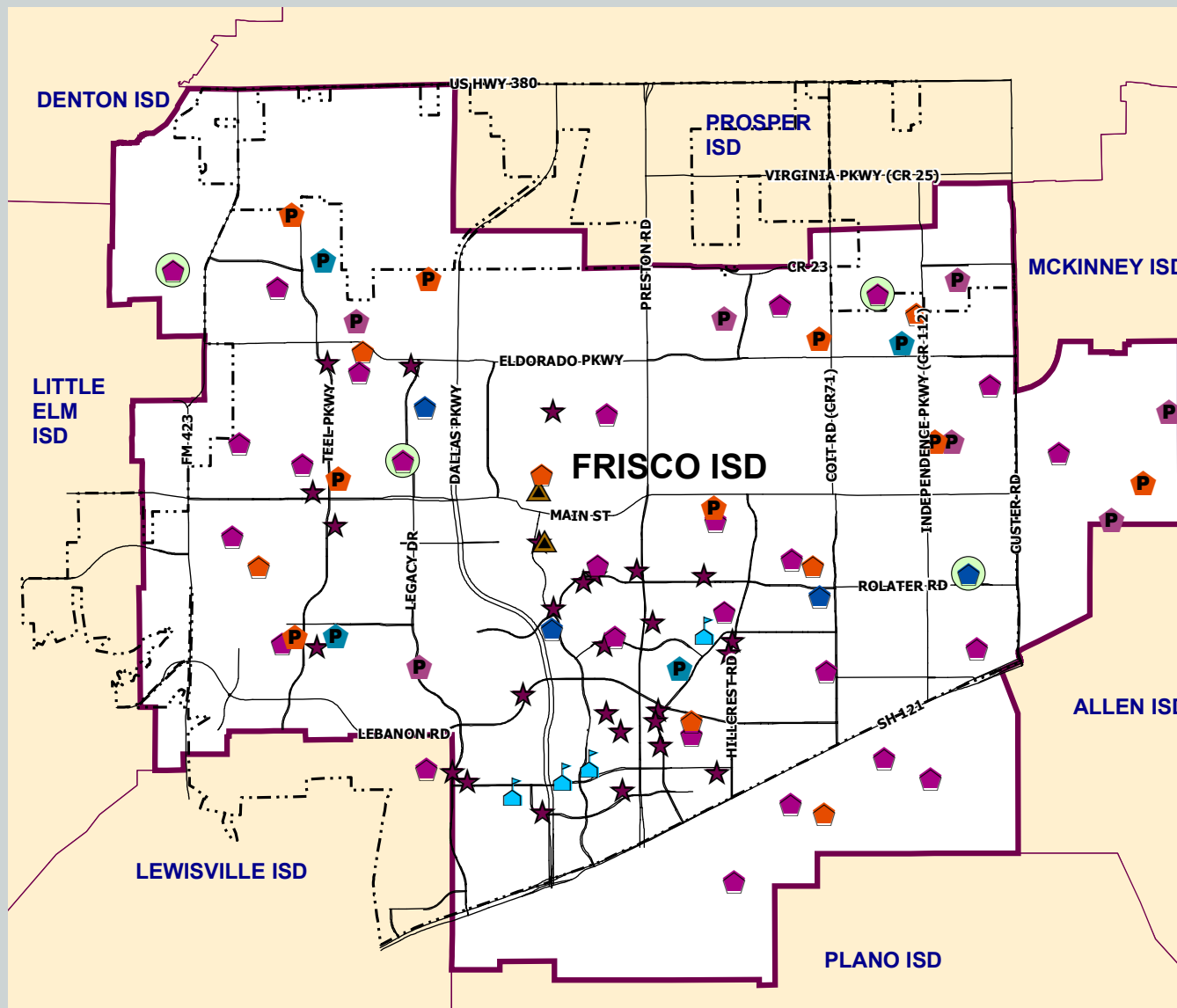
Frisco Schools

As of January 7, 2008, Frisco Independent School District (FISD) has a total enrollment of **27,467** students. Enrollment is projected to reach 44,596 by 2012. The graph shown below illustrates the historic and projected enrollment for FISD.



Source: FISD, Facilities, Finance and Administrative Services.

Schools & Child Care Centers



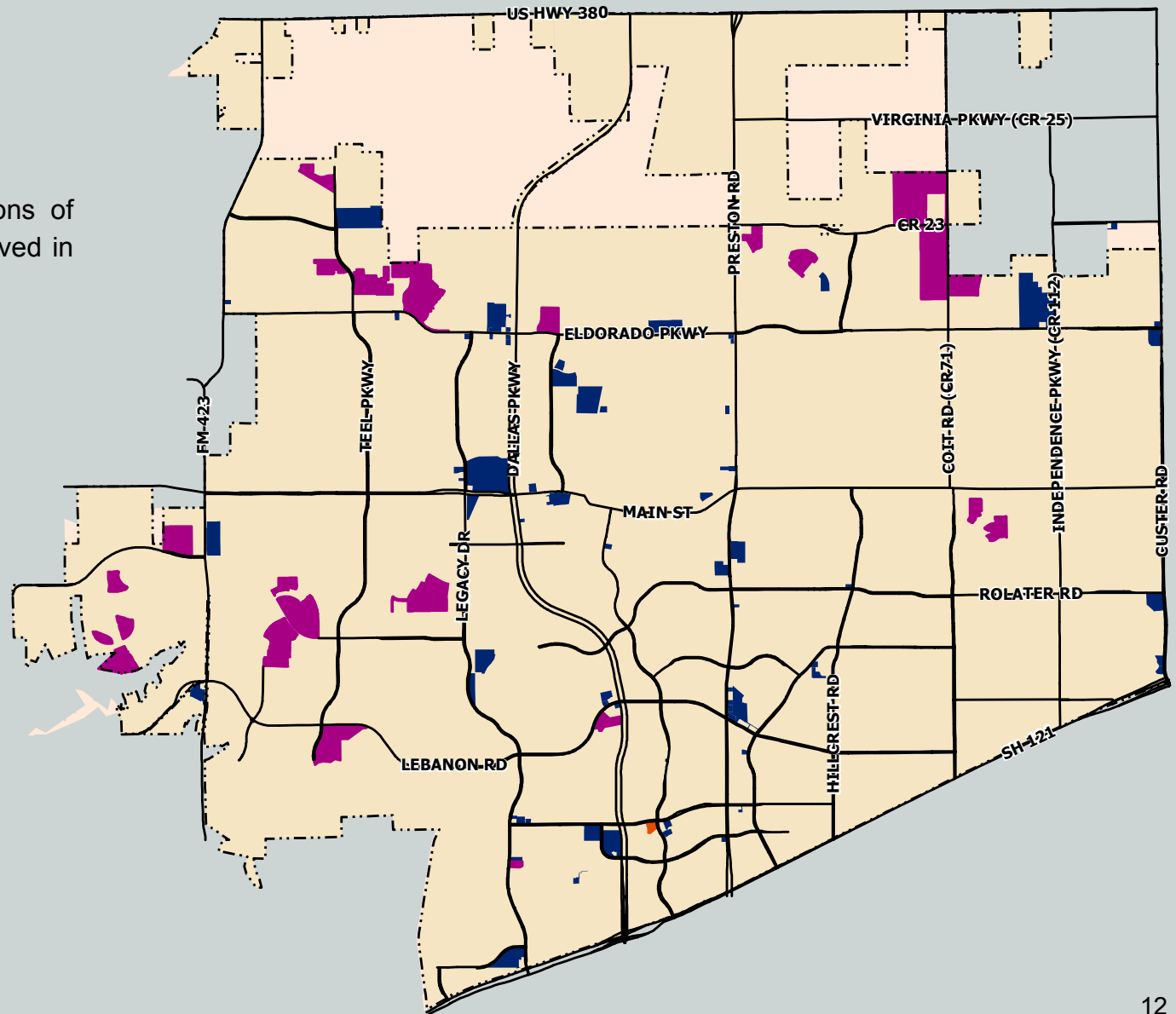
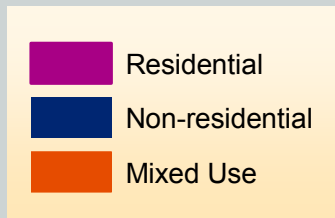
In 2007, FISD opened four new schools: Carroll Elementary, Mooneyham Elementary, Robertson Elementary and Liberty High School.

The map to the left identifies the locations of schools and child care centers in the Frisco area.

- Higher Education
- Elementary
- Elementary - Opened in 2007
- High School
- High School - Opened in 2007
- Middle School
- Proposed Elementary
- Proposed High School
- Proposed Middle School
- Special Programs Center
- Child Care Center
- Frisco ISD
- City Limits

Site Plans & Final Plats

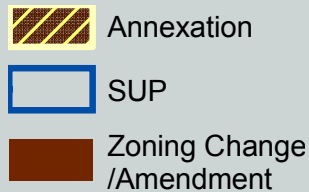
This map identifies the locations of final plats and site plans approved in 2007.



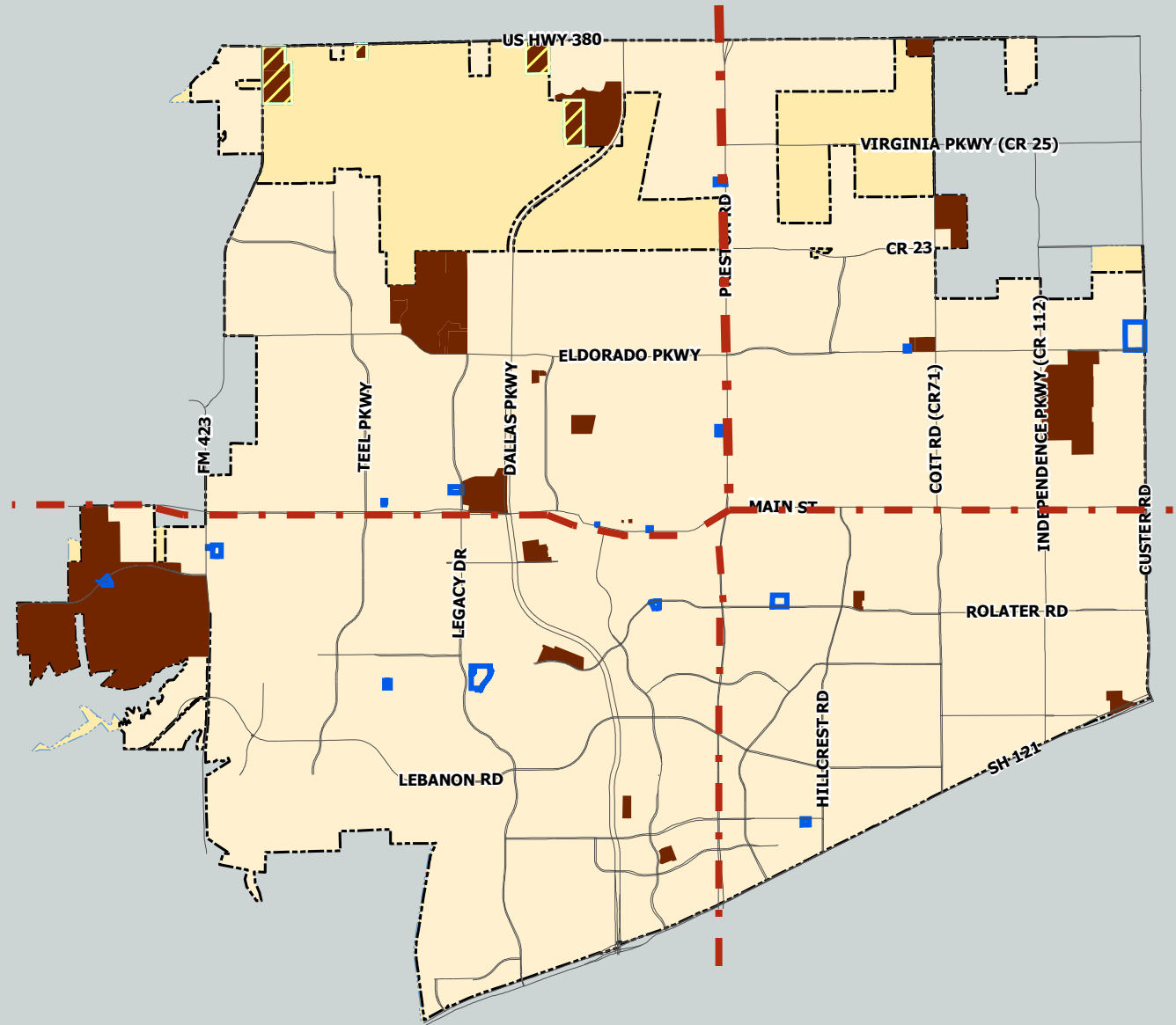
Annexations, Zoning Changes & Specific Use Permits

This map shows three types of changes to the City's Comprehensive Zoning Ordinance that occurred in 2007, namely, annexations, zoning changes, and specific use permits (S.U.P.).

The next six pages contain further information on each case. For ease of viewing, the City has been divided into four quadrants with respect to Main Street and Preston Road.



Each following page contains an ordinance legend corresponding to the labels on its respective quadrant map.



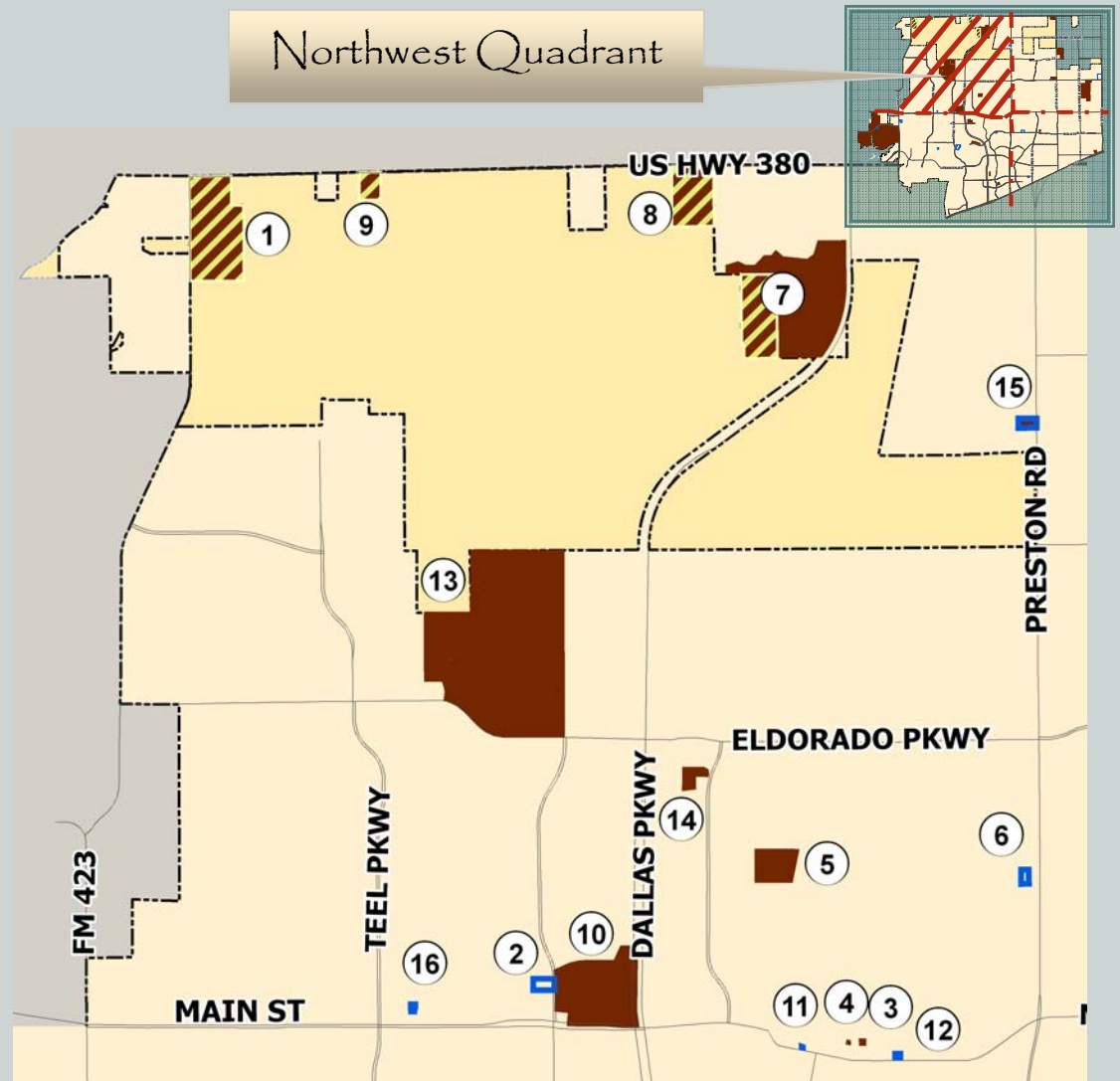
Annexations, Zoning Changes & S.U.P.

1. **Ordinance No. 07-01-02:** Annexes 91.0± acres of land situated in the J.L. Saling Survey, Abstract No. 1675 and the A.W. Robertson Survey, Abstract No. 1487, Denton County, Texas.

Ordinance No. 07-04-12: Rezones Agricultural (A) to Retail (R) and Information & Technology (IT).

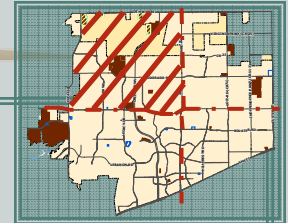
2. **Ordinance No. 07-02-07:** Grants a S.U.P. for a commercial antenna on a city water tank.
3. **Ordinance No. 07-04-15:** Rezones Original Town Residential (OTR) to Original Town Residential- Historic Landmark (OTR-HL).
4. **Ordinance No. 07-04-16:** Rezones Original Town Residential (OTR) to Original Town Residential- Historic Landmark (OTR-HL).
5. **Ordinance No. 07-05-21:** Rezones Agricultural (A) to Industrial (I).
6. **Ordinance No. 07-05-22:** Amends a S.U.P. for a child care center. (Amends Ordinance No. 03-09-83.)

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Annexations, Zoning Changes & S.U.P.

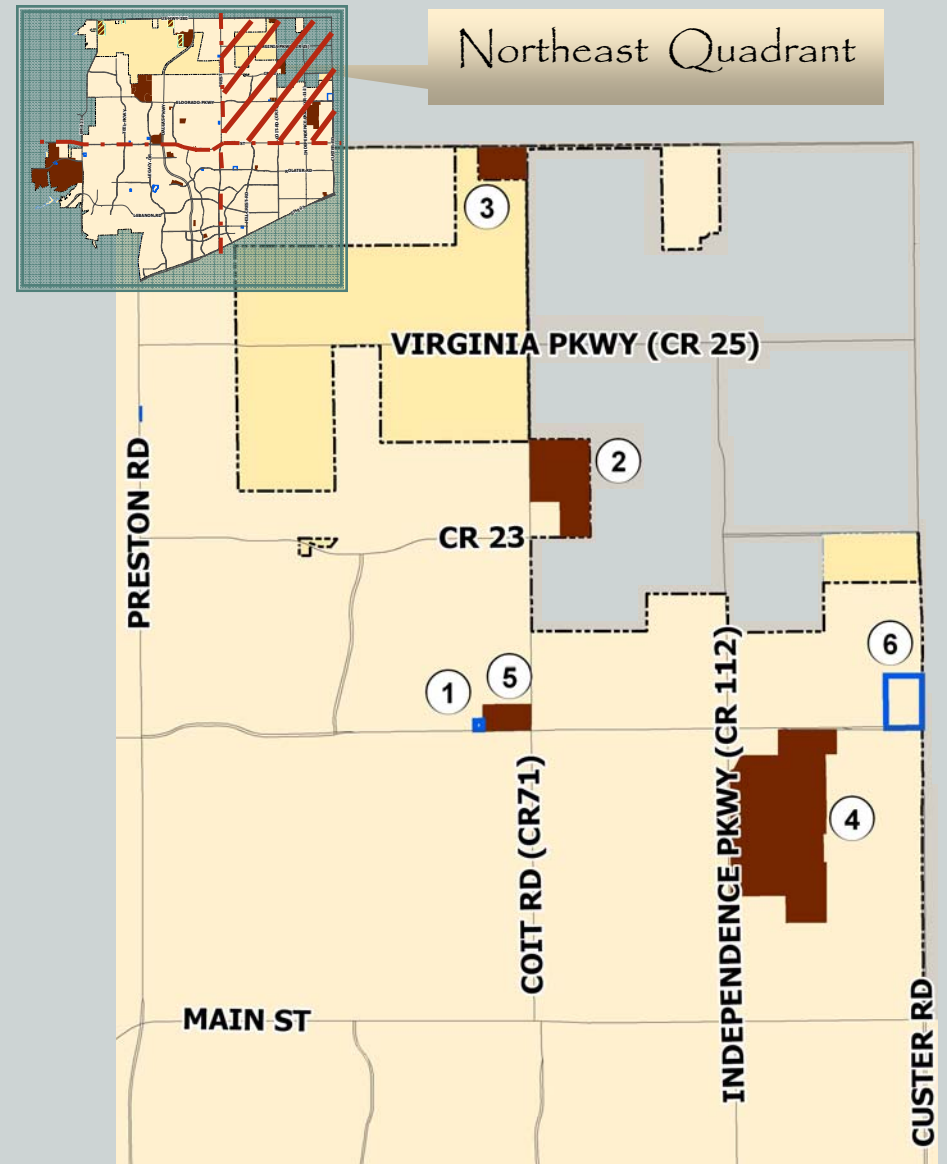
Northwest Quadrant



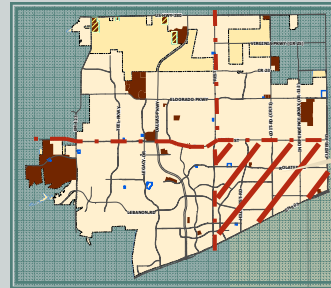
7. **Ordinance No. 07-06-24:** Annexes 53.8± acres of land situated in the Collin County Land Survey, Abstract No. 148, Collin County, Texas.
Ordinance No. 07-08-34: Rezones Agricultural (A) to Planned Development-Mixed Use (PD-MXD).
8. **Ordinance No. 07-08-32:** Annexes 44.3± acres of land situated in the Collin County Land Survey, Abstract No. 147, Collin County, Texas.
9. **Ordinance No. 07-08-33:** Annexes 10.1± acres of land situated in the C. L. Smith Survey, Abstract No. 1681, Denton County, Texas.
10. **Ordinance No. 07-08-36:** Rezones Planned Development-186-Commercial-1/Office-2 (PD-186-C-1/O-2), Industrial (I), and Retail (R) to Planned Development-Retail/Office-2/Multifamily-1 (PD-R/O-2/MF-1). (Amends Ordinance No. 05-06-44.)
11. **Ordinance No. 07-09-40:** Grants a S.U.P. for a mosque.
12. **Ordinance No. 07-09-42:** Grants a S.U.P. for a synagogue.
13. **Ordinance No. 07-09-44:** Rezones Planned Development-192-Mixed Use to Planned Development-Mixed Use (PD-209-Urban Center, PD-210-Townhome, PD-211-Single Family-3/Sinlge Family-4/Single Family-5, and PD-214-Urban Center). (Repeals Ordinance No. 05-11-91.)
14. **Ordinance No. 07-11-57:** Rezones Agricultural (A) to Retail (R) and Commercial-1 (C-1).
15. **Ordinance No. 07-11-59:** Grants a S.U.P. for a commercial cell antenna.
Ordinance No. 07-11-58: Rezones Agricultural (A) to Office-2 (O-2).
16. **Ordinance No. 07-12-65:** Grants a S.U.P. for a child care center.

Annexations, Zoning Changes & S.U.P.

1. **Ordinance No. 07-01-03:** Grants a S.U.P. for a commercial antenna on a city water tank.
2. **Ordinance No. 07-02-04:** Rezones Agricultural (A) to Planned Development-Single Family-3/Single Family-4/Single Family-5 (PD-SF-3/SF-4/SF-5).
3. **Ordinance No. 07-05-20:** Rezones Agricultural (A) to Retail (R).
4. **Ordinance No. 07-07-30:** Amends Planned Development-187 regarding the monotony statement and J-Swing Garage limitations. (Repeals Ordinance No. 06-04-33.)
5. **Ordinance No. 07-09-39:** Rezones Planned Development-88-Retail to Planned Development-Retail/Office-1. (Repeals Ordinance No. 98-06-19.)
6. **Ordinance No. 07-09-41:** Grants a S.U. P. for a Big Box retail building.

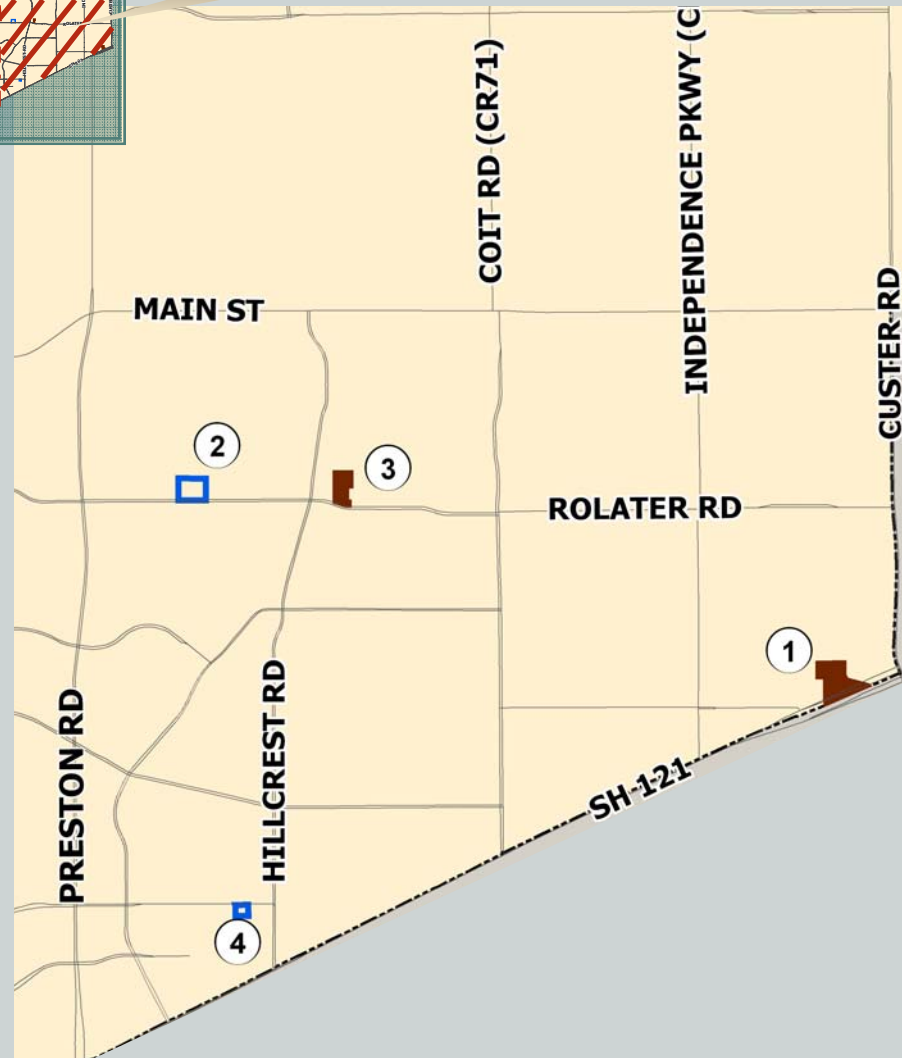


Annexations, Zoning Changes & S.U.P.



Southeast Quadrant

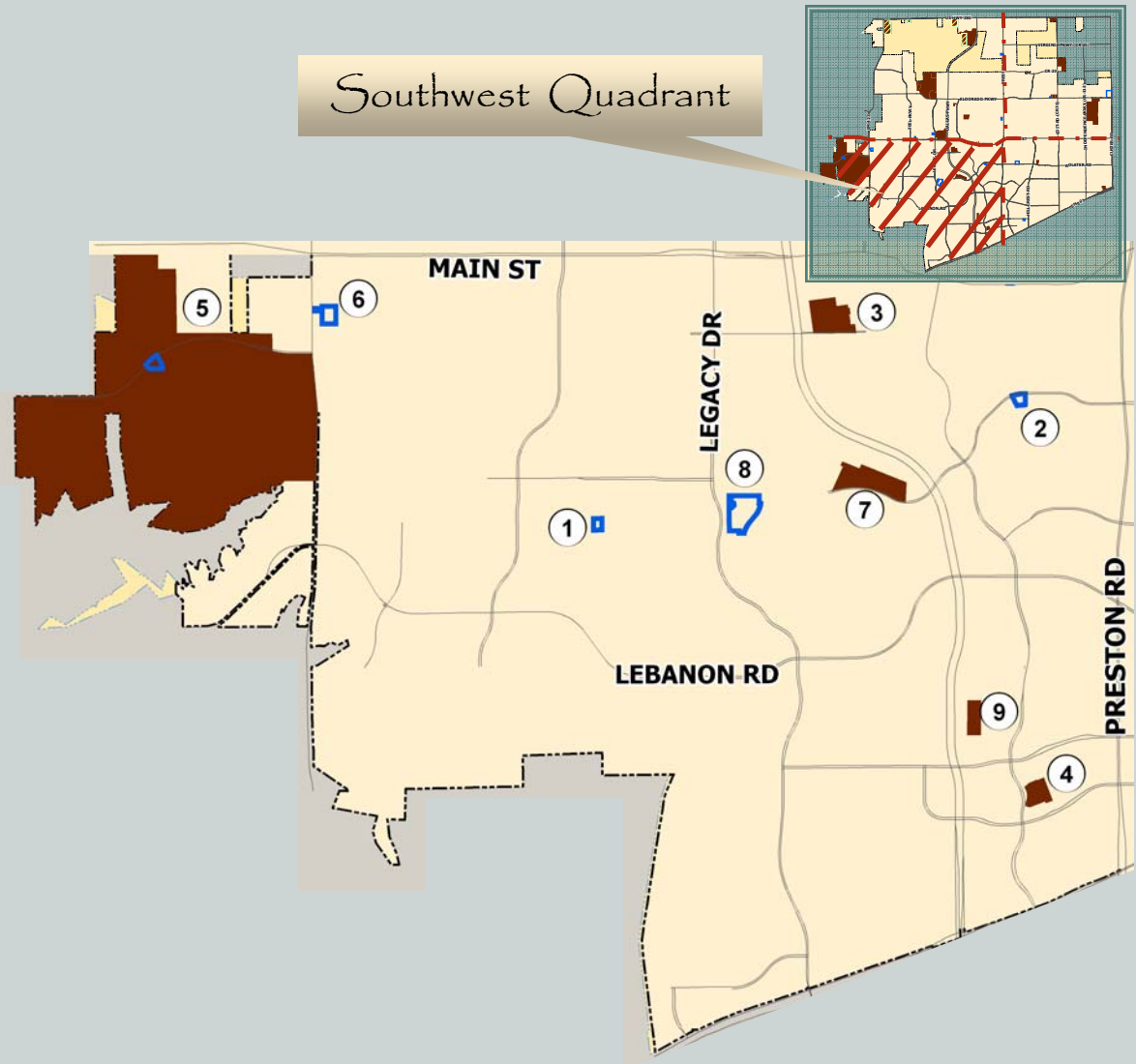
1. **Ordinance No. 07-02-05:** Rezones Agricultural (A) to Highway (H).
2. **Ordinance No. 07-10-55:** Grants a S.U.P. for a church.
3. **Ordinance No. 07-11-60:** Rezones Planned Development-12-Multifamily to Planned Development-12-Two Family.
4. **Ordinance No. 07-11-61:** Amends a S.U.P. for a child care center. (Repeals Ordinance No. 01-12-139.)



Annexations, Zoning Changes & S.U.P.

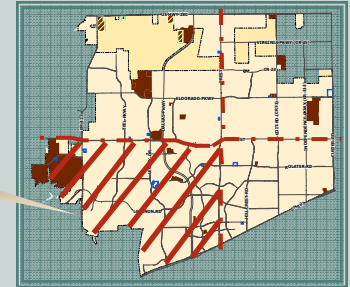
1. **Ordinance No. 07-02-06:** Grants a S.U.P. for a commercial antenna on a city water tank.
2. **Ordinance No. 07-03-09:** Grants a S.U. P. for a child daycare.
3. **Ordinance No. 07-05-23:** Amends the site layout of Planned Development-153-Mixed Use (Frisco Square Planned Development). (Amends Ordinance No. 05-08-57.)
4. **Ordinance No. 07-06-25:** Rezones Planned Development-25-Business Center to Planned Development-Mixed Use (PD-MXD). (Amends Ordinance No. 88-03-05.)

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Annexations, Zoning Changes & S.U.P.

Southwest Quadrant



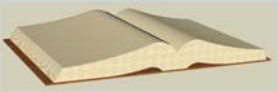
5. **Ordinance No. 07-08-31:** Grants a S.U.P. for a metal building.
Ordinance No. 07-09-38: Amends the development standards regarding prohibited structures, deck and patio standards, and architectural standards for Planned Development-185-Single Family-5/Patio Home/Duplex. (Repeals Ordinance No. 05-05-34.)
6. **Ordinance No. 07-09-43:** Grants a S.U.P. for a self storage facility.
7. **Ordinance No. 07-10-53:** Amends Planned Development-103-Single Family regarding minimum rear yard set backs. (Amends Ordinance No. 99-03-13 and Repeals Ordinance No. 06-05-46.)
8. **Ordinance No. 07-10-54:** Grants a S.U.P. for a private school.
9. **Ordinance No. 07-11-64:** Rezones Planned Development-28-Multifamily to Office-2.

New Ordinances



1. **Ordinance No. 07-01-01**, adopted January 3, 2007:

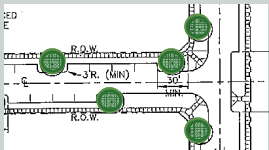
Amends Article IV, Section 7, Subsection 7.04 (B)(3) of the Comprehensive Zoning Ordinance to change standards regarding rear yard setbacks for accessory buildings that are adjacent to open space areas, private or public.



2. **Ordinance No. 07-03-08**, adopted March 6, 2007:

The Comprehensive Zoning Ordinance (CZO) was amended to reflect the amendments made to the Texas Local Government Code, Chapter 245. Changes were made to the following sections of the CZO:

- Article I, Section 12, Complete Application Requirement
- Article I, Section 13, (Dormant Developments) The Title, Subsections 13.01.B. and 13.02 and adds Subsection 13.03
- Article II, Section 4, Definitions, Subsections 4.01 and 4.02
- Article IV, Section 1, Site Plan Requirements
- Article IV, Section 2, Landscape Requirements, Subsection 2.02, Paragraph C
- Article IV, Section 3, Tree Preservation Requirements, Subsection 3.02
- Article IV, Section 6, Lighting and Glare Standards, Subsection 6.06
- Article IV, Section 10, Traffic Impact Analysis and Mitigation, Subsection 10.01



3. **Ordinance No. 07-04-13**, adopted April 3, 2007:

Amends Section 7. General Requirements and Design Standards of the Subdivision Regulation Ordinance No. 94-08-19 to resolve inconsistencies with standards in the Engineering Design Standards.

New Ordinances



4. **Ordinance No. 07-04-14** (The City of Frisco Clean Air Ordinance), adopted April 17, 2007:

Adopts standards to control air pollution, including odor level standards and the rules of the Texas Commission on Environmental Quality (TCEQ) as promulgated in the Texas Administrative Code, Chapter 30.



5. **Ordinance No. 07-04-17**, approved April 17, 2007.

Amends Exhibit "A", Minimum Standards of Ordinance No. 06-10-111, Residential Green Building Program, to remove the standard requiring all dishwashers to be Energy Star® labeled.



6. **Ordinance No. 07-06-26**, adopted June 5, 2007.

Amends Appendix E of the Water Conservation Plan to incorporate ET based controller standards, including the requirement that all new residential irrigation systems installed on or after November 27, 2006 be equipped with an ET based controller. (Amends Ordinance No. 06-04-34.)



7. **Ordinance No. 07-08-37** ("Late Night Ordinance"), adopted August 21, 2007, suspended October 16, 2007:

Authorized the sale of alcoholic beverages by holders of a mixed beverage late hours permit until 2:00 a.m. on any day. However, the adoption of Resolution No. 07-10-254R effectively suspends the ordinance by:

- a) suspending all permits that have been issued under the Late Night Ordinance,
- b) suspending the receipt of applications for permits under the Late Night Ordinance, and
- c) suspending the processing of permits applied for but not yet granted under the Late Night Ordinance until a referendum election regarding the Late Night Ordinance is held.

New Ordinances



8. **Ordinance No. 07-12-69** (Form-Based Code), adopted December 18, 2007:

Amends Article III (Zoning Districts), Section 3 (Special Districts) and Article VI (appendices) of the Comprehensive Zoning Ordinance No. 00-11-01 and establishes a form-based code for the City of Frisco.

The driving principles behind the creation of the Form-Based Code Manual (FBCM) are best outlined in three main points:

- The Comprehensive Plan – Chapter 5 *Livability Strategy* looks to guide development in a way that creates great neighborhoods, foster social interaction, and provide a sense of community.
- Vision for the Development Community – By documenting the requirements that have been created (and recreated) in Planned Developments over the past few years, this Manual provides a clear vision for the development community on what core principles are key to development in Frisco.
- Administration – Providing staff with a clear set of standards located all in one document will help expedite development plans. Staff members have begun the training to become certified by the Form-Based Codes Institute.

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